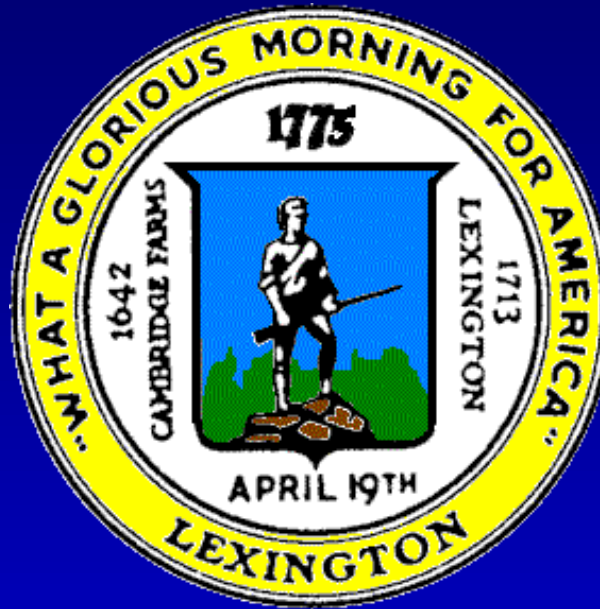


Town of Lexington Citizens Academy



**DPW Director
Bill Hadley**

**DPF Director
Pat Goddard**

October 13, 2015



Agenda

Pat Goddard & Staff

- **DPF Organization**
- **DPF Roles and Responsibilities**

Bill Hadley & Staff

- **DPW Organization**
 - **DPW Roles and Responsibilities**
-

Lexington DPF **Works** For You!

Pat Goddard, Director

Shawn Newell, Asst. Director



2007 Memorandum of Agreement

1. Department of Public Facilities

- Custodial care/cleaning**
- Maintenance and Repairs**
- School landscaping and snow removal**
- Capital Improvements**

2. Public Facilities Board

- Town Manager and the Superintendent of Schools**
- Responsible for appointing the Director**

3. Director of Public Facilities

- Administer the Department's responsibilities and personnel**
- Liaison to the Permanent Building Committee for construction projects**

Agreement between Board of Selectmen and School Committee



DPF Responsibilities

1) Operate and maintain buildings efficiently

- Operational efficiencies**
- Labor utilization**
- Material procurement**
- Contracted services**
- Rental program**

2) Protect Capital Assets

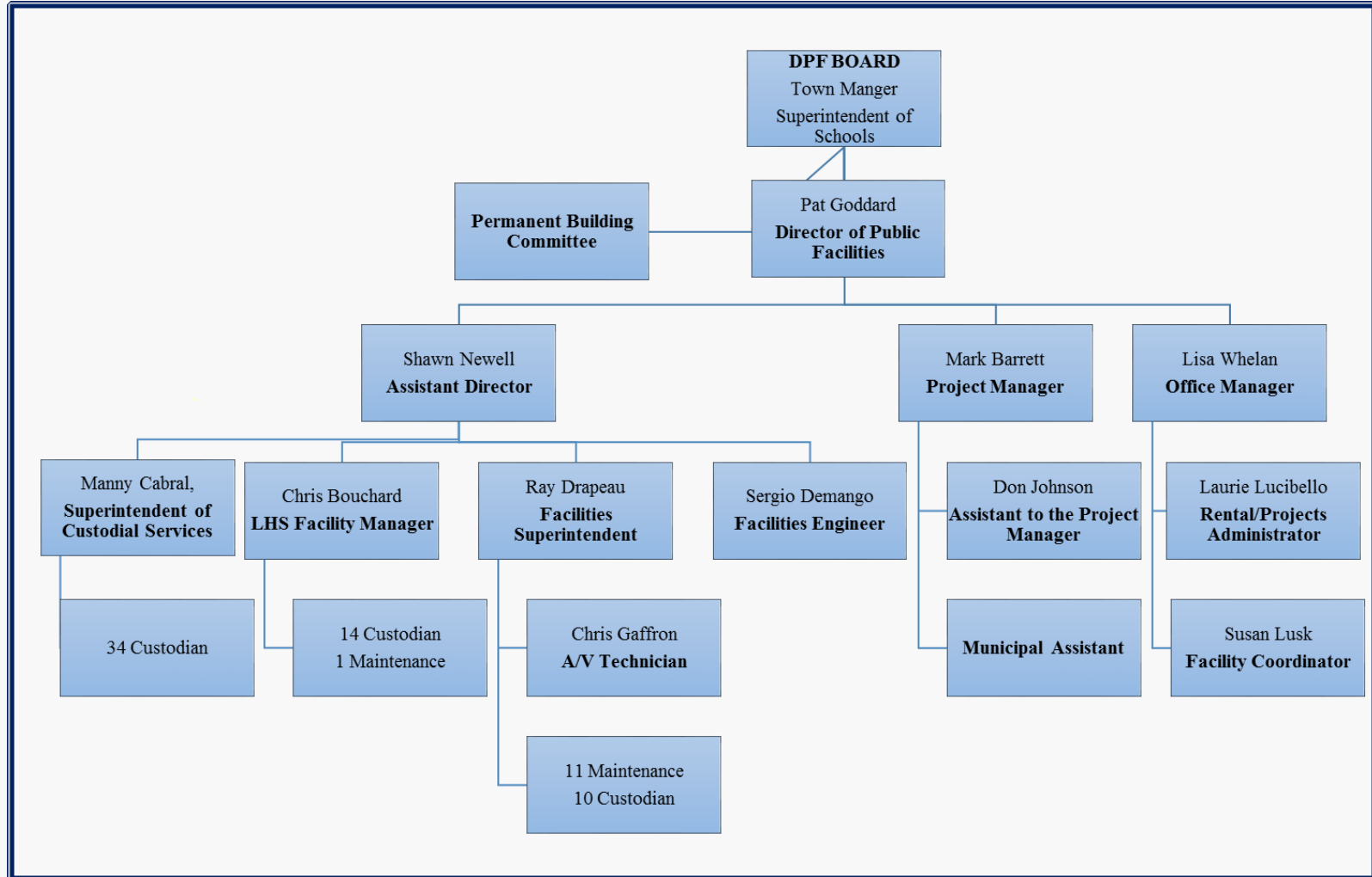
- Preventative Maintenance Program (PM)**

3) Capital Planning

- Strategic Master Planning with Schools and Municipal Departments**
 - Five Year Capital Plan in support of program and asset requirements**
 - Appropriate communication with appropriate committees, departments, and residents**
 - Manage design and construction contracts for building renovations/additions/new construction**
-



FY16 Organizational Chart - DPF





DPF Staff – Roles & Responsibilities



Pat Goddard, Director of Public Facilities

Overall responsibility for the care of all Lexington buildings. Engages with the Community, Boards and Committees, and building managers to insure current needs are met and to plan for future needs.



Shawn Newell, Asst. Director of Public Facilities

Assistant Director supervises and directs the operations (maintenance, custodial, and contracted) staff including coordination of personnel, budgets, equipment allocation and deployment. The Assistant Director is responsible for establishing and maintaining standards of performance for operations staff that result in efficient and reliable operation of Lexington Facilities.



Mark Barrett, Project Manager

Manage design and engineering contracts, including quality of deliverables, review and approval of pay requisitions, and adherence to schedule. Manage construction and renovation projects, adhering to Town authorizations and M.G.L. c149. Ensure the construction and renovation activities are carried out according to specifications, schedules and budgets.



DPF Staff – Roles & Responsibilities



Sergio DeMango, Facilities Engineer

Responsible for managing the reliable operation, effective maintenance and servicing of building systems including, but not limited to; fire alarm, telephone, security, access control, alarm monitoring, and building envelope.



Ray Drapeau, Facilities Superintendent

Responsible for managing efficient facilities maintenance for all municipal and school buildings through supervision of non-exempt and contracted staff.



Manny Cabral, Superintendent of Custodial Services

Responsible for managing efficient custodial services for all municipal and school buildings. Also functions as evening operations manager for Public Facilities Department.



DPF Staff – Roles & Responsibilities



Chris Bouchard, LHS Facility Manager Facility Manager

Responsible for managing efficient facility operations for Lexington High School through supervision of non-exempt and contracted staff. Oversees proper operation, maintenance and preventative maintenance of building equipment and systems.



Don Johnson, Assistant to the Project Manager

Monitors the daily activities at the construction site and issue a daily report. Incorporate key stakeholder needs into the project plans and maintain communication throughout the process. Track and resolve problems that occur during the course of construction, reporting issues to the Project Manager for approval for any deviations from plans



Lisa Whelan. Office Manager

Coordinates and supervises activities of the department office staff; and performs administrative duties related to the department and/or Town budget preparation.



Laurie Lucibello, Rentals/Project Administrator

Coordinates facility rentals for School Facilities and Battin Hall. Payroll for Town and school custodial and maintenance personnel.



DPW/DPF Responsibility Matrix

	DPW	DPF
Town Roads		
Town Water/Sewer		
Town Sidewalks		
Town Parks		
Town Playgrounds		
Recreation Fields		
Town Parking Lots		
Town Buildings		
Town Grounds		
School Buildings		
School Grounds		
School Playgrounds		
School Sidewalks		



**Keeping our School & Town
Buildings Clean**



Green Cleaning



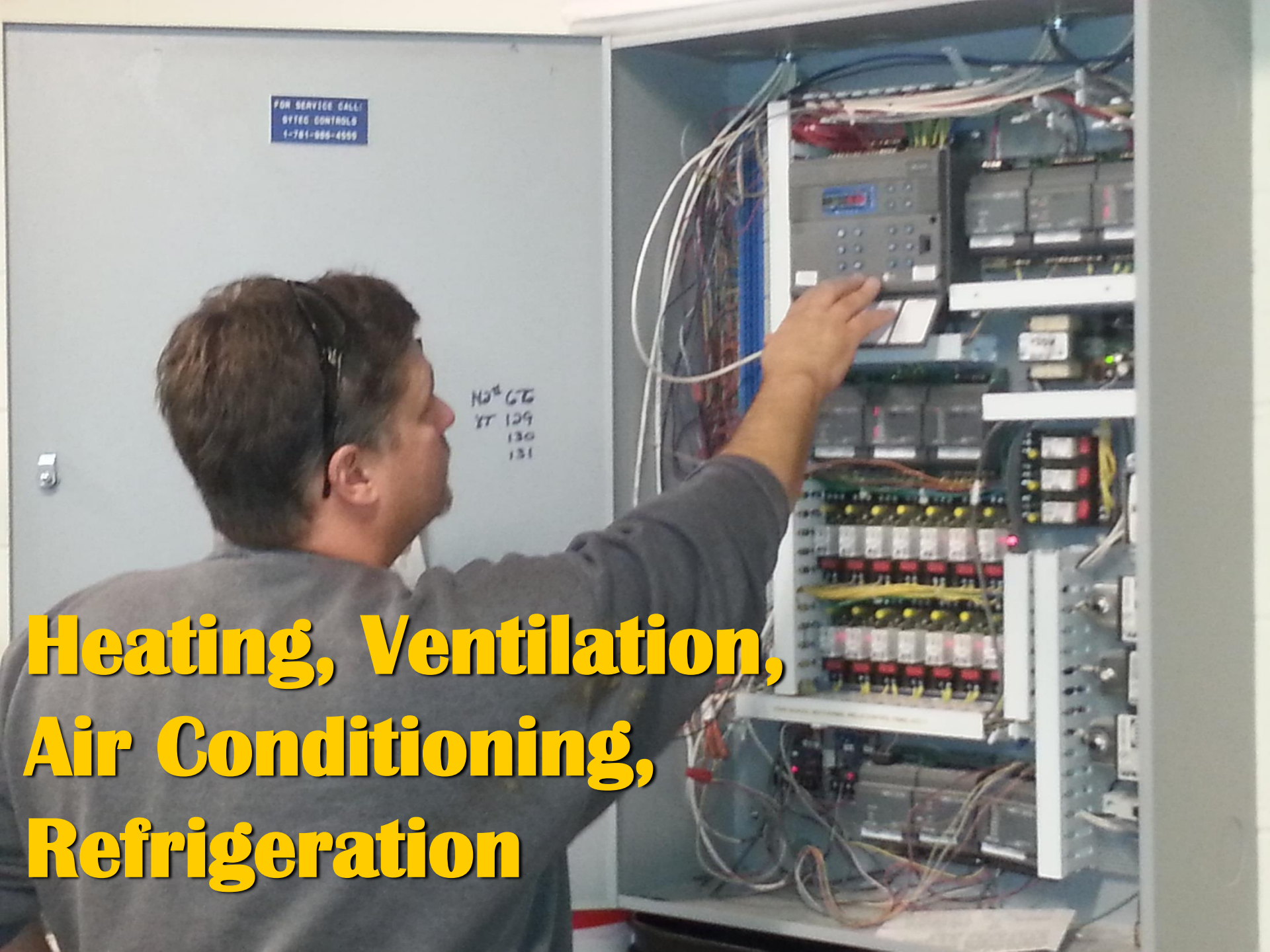
Advanced Equipment



★ Increased Productivity & Quality ★



Recycle, Recycle, Recycle!



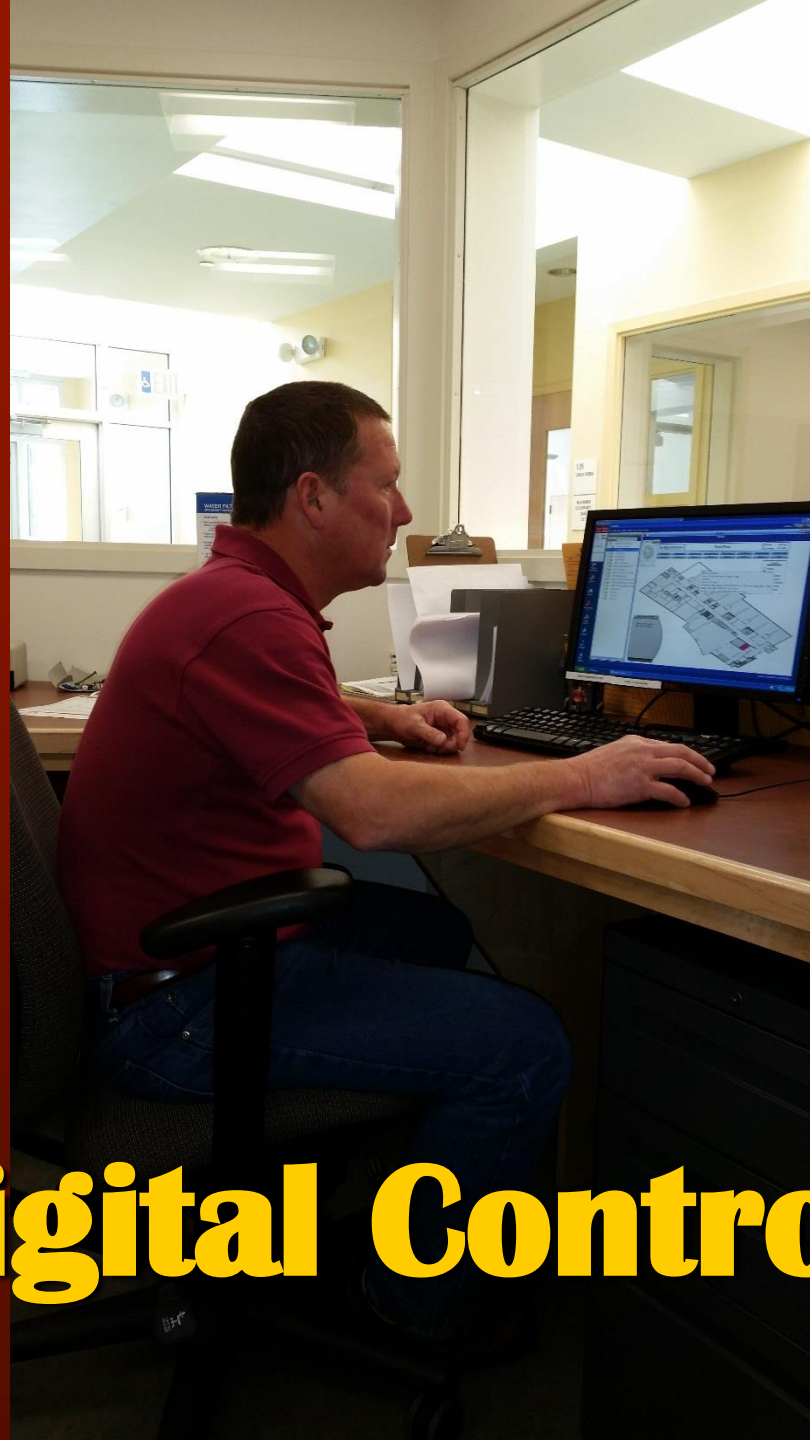
**Heating, Ventilation,
Air Conditioning,
Refrigeration**

Electrical





Plumbing



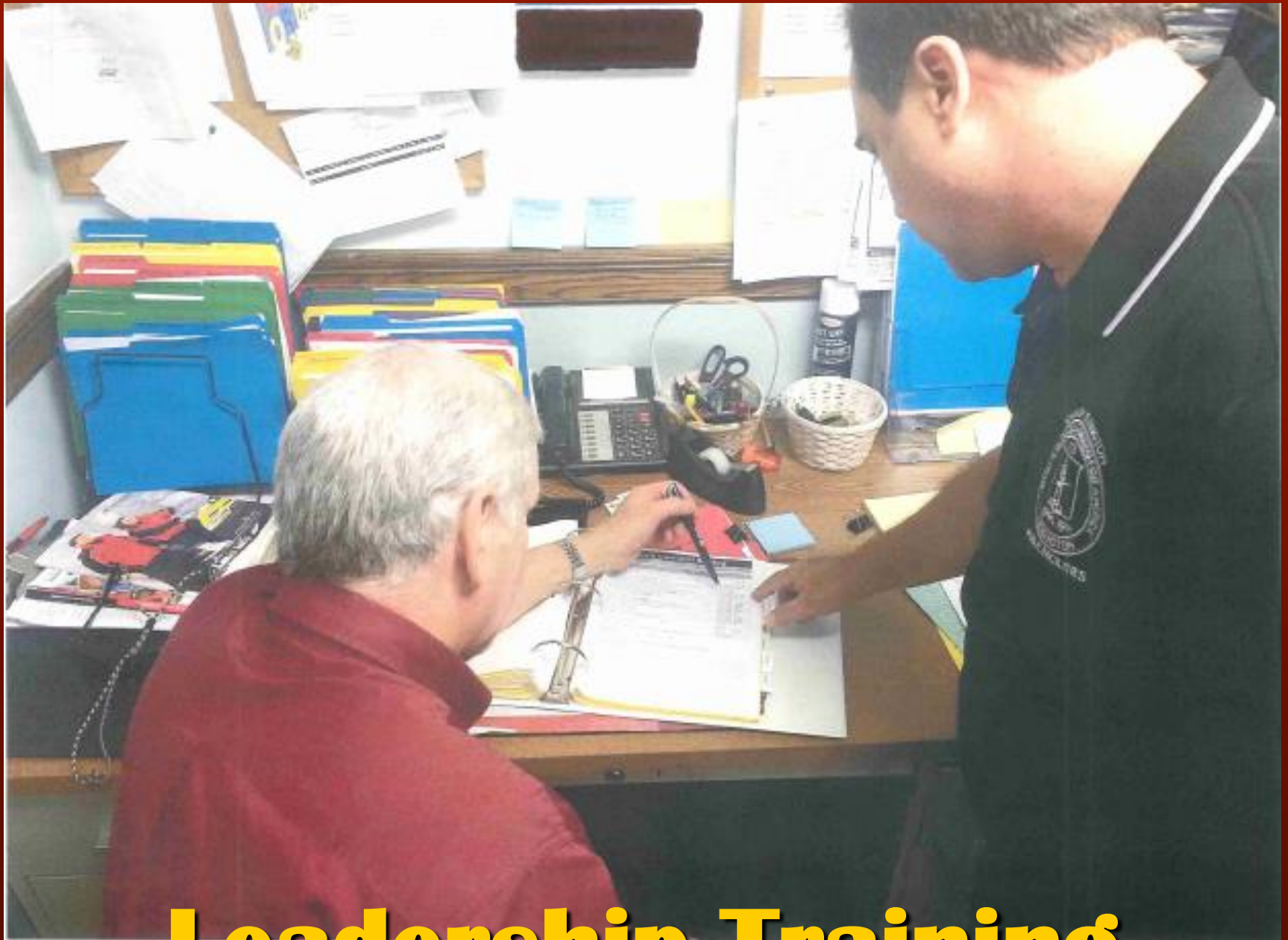
Digital Controls



General Maintenance & Preventative Maintenance



Preventative Maintenance



Leadership Training



Snow Cleanup



Snow Cleanup



Improvement Programs

Painting-Flooring-Lockers



School Sidewalk Improvement Program



Energy Management

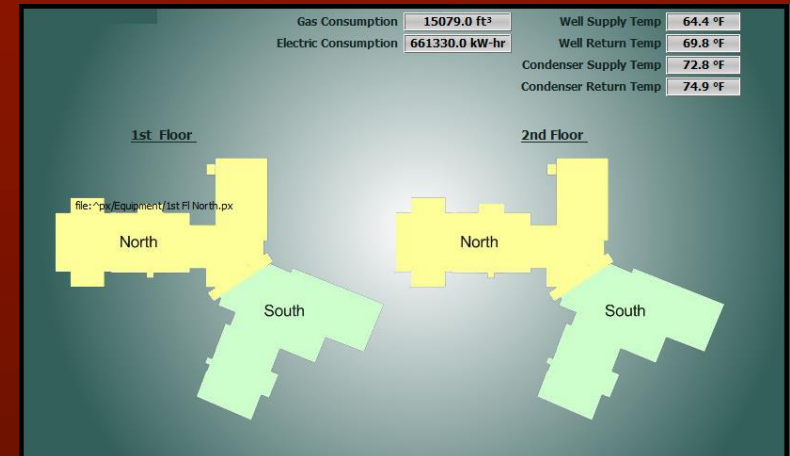


Building Automated Systems

★ **Lighting Controls**

★ **Electric & Gas
Consumption Monitoring**

★ **HVAC Controls**



[Click Here to enter the BAS Web Supervisor](#)

LED Lighting!



Brighter! Longer Life Time! Energy Efficient! Ecologically Friendly!



Lexington Solar Taskforce

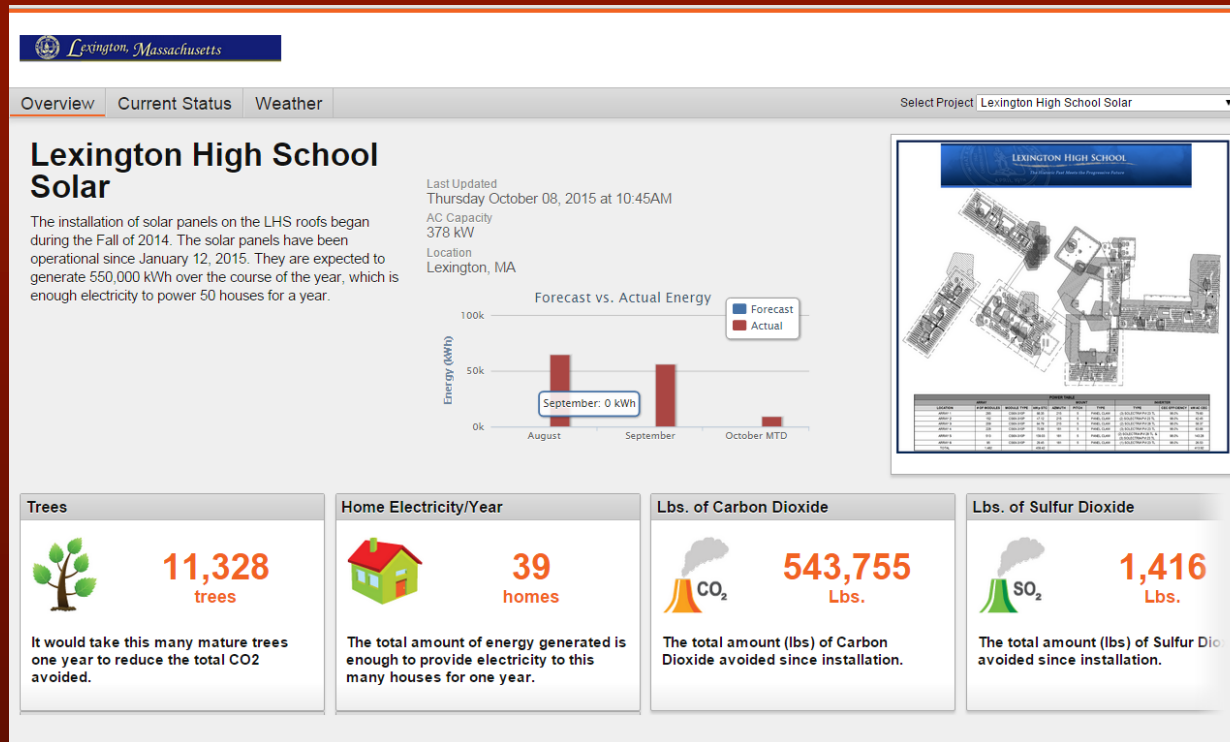
Solar Energy







Photovoltaic Solar Websites

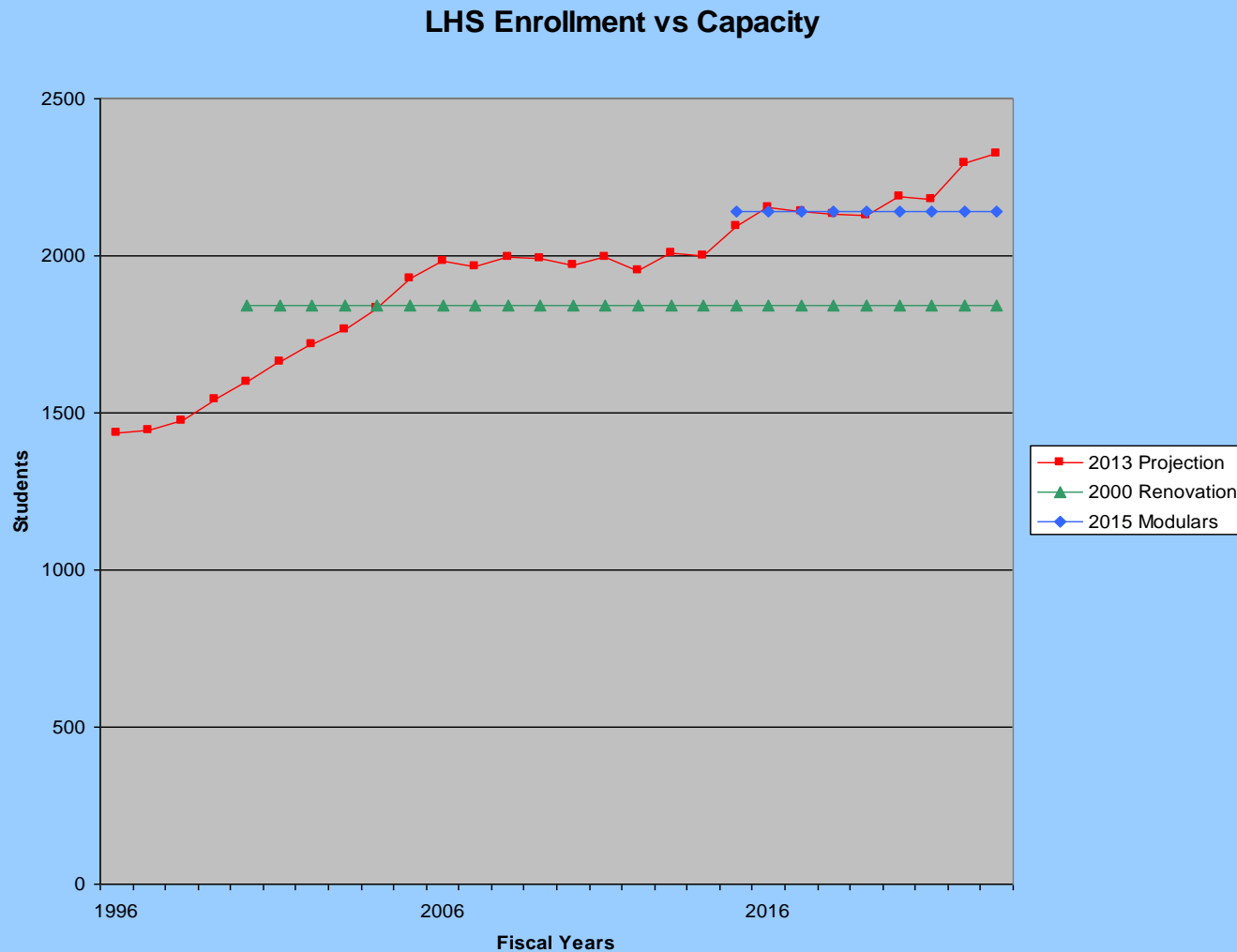


[Click to enter PV Solar Website](#)

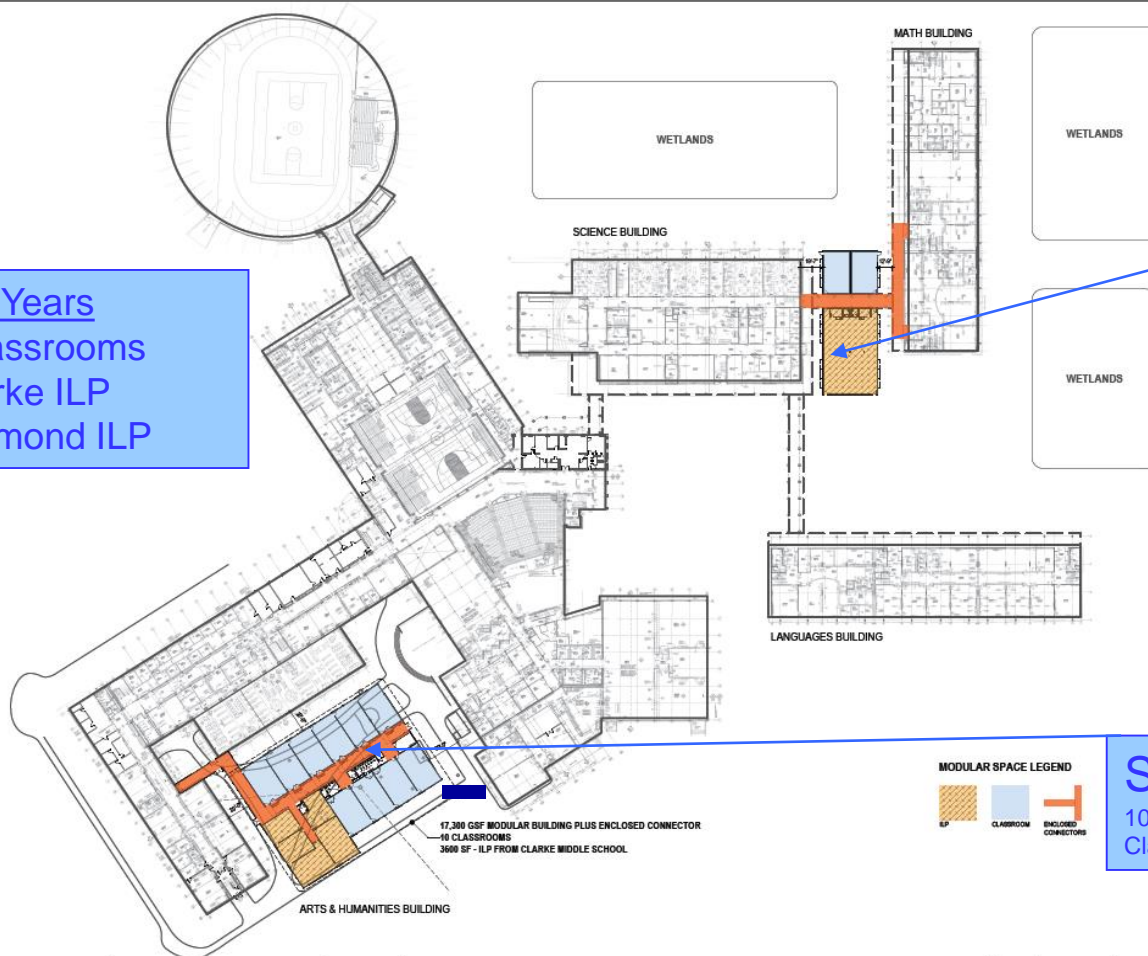
Estabrook School



LHS Enrollment Trends and Capacity



Space Recommendation



Total Two Years
12 General Ed Classrooms
5 Classrooms Clarke ILP
7 Classrooms Diamond ILP

Summer 2015
2 General Ed Classrooms
Diamond ILP

Summer 2014
10 General Ed Classrooms
Clarke ILP

LEXINGTON HIGH SCHOOL
MODULAR ADDITION

251 WALTHAM STREET
LEXINGTON, MA

A1

10 CLASSROOM + CLARKE ILP @ 17,300 GSF
CAMPUS PLAN



3 SEPTEMBER 2013
NOT FOR CONSTRUCTION
TBA PROJECT # 117112

TBA ARCHITECTS, INC.
ARCHITECTURE
PLANNING
PROJECT MANAGEMENT



LHS Modular Building Phase I



LHS Modular Building Phase II







WHITLEY
MANUFACTURING



whitleyman.com
(260) 723-5131

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(260) 723-5131



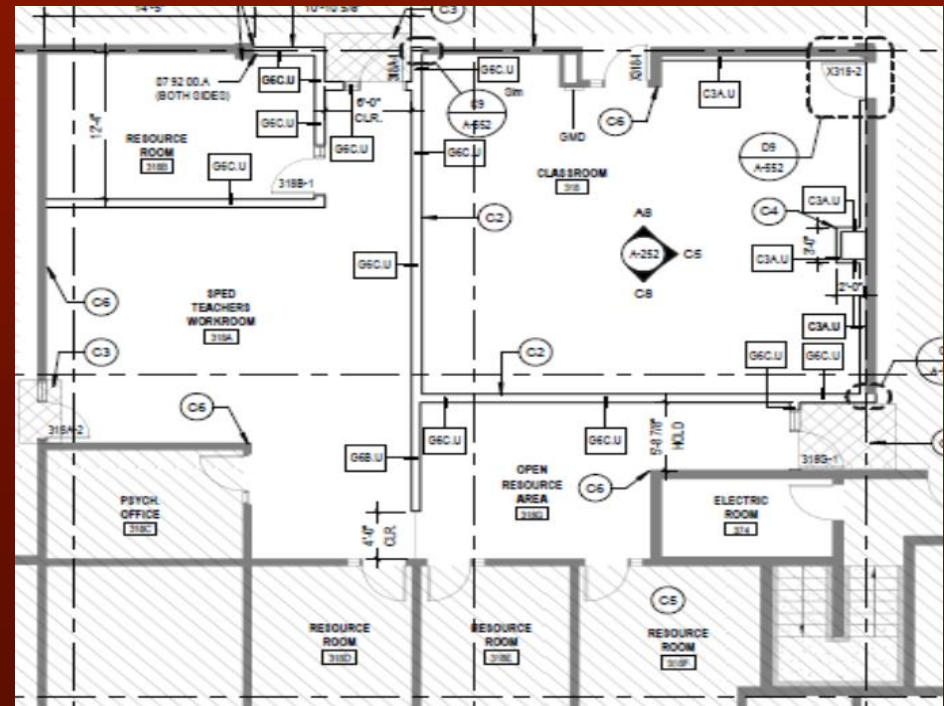
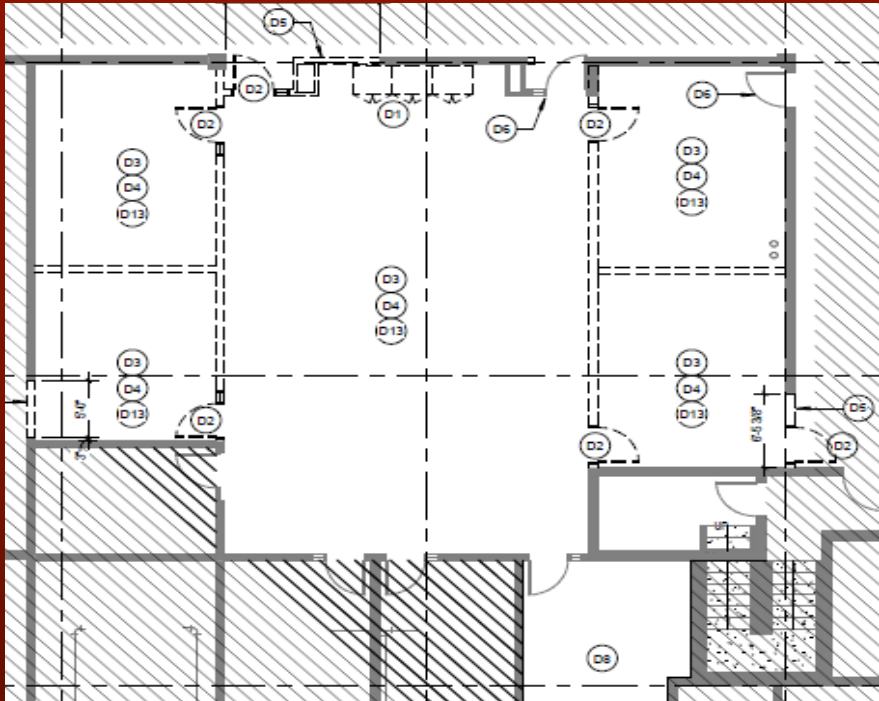






Space Mining –

Clarke Middle School Special Education Space



Community Center
39 Marrett Road
Grand Opening October 17, 2015









Community Center



Multi-Purpose / Dining Room Concept Image





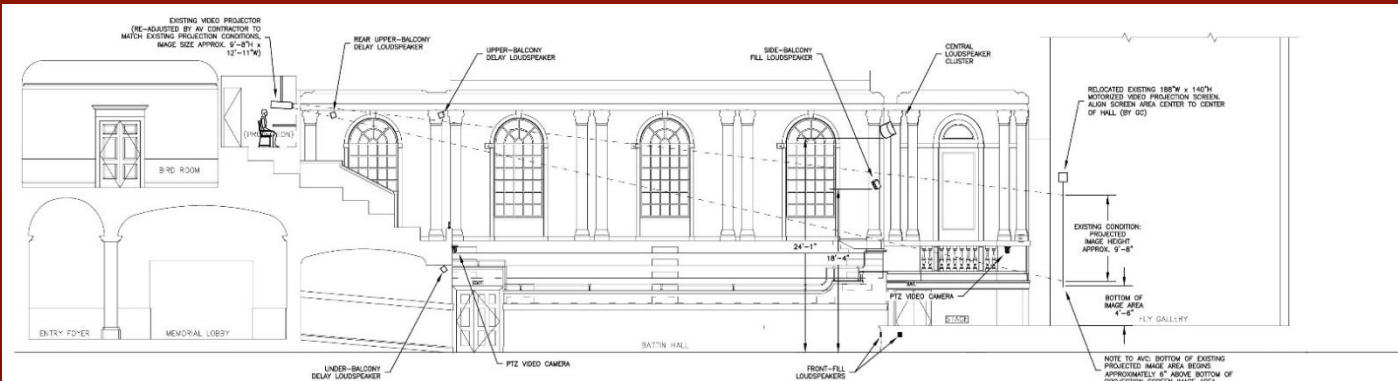


Cary Memorial Building

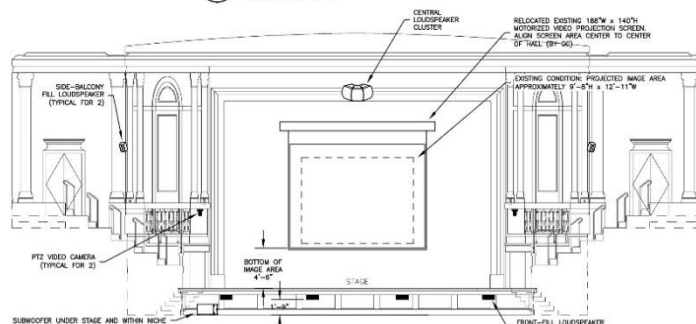
Renovation in progress



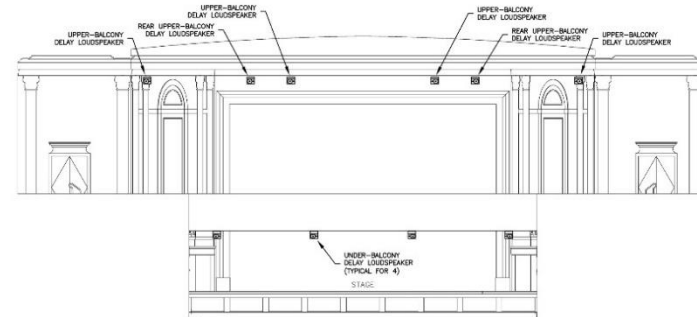
Cary Memorial Building



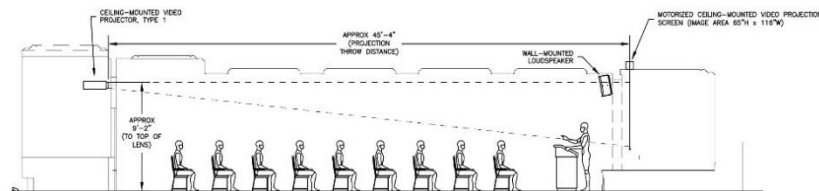
1 BATTIN HALL — LONGITUDINAL SECTION
SCALE: 3/16"=1'-0"



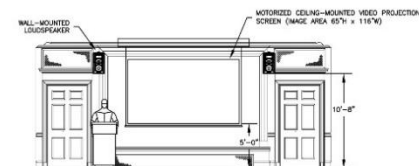
2 BATTIN HALL — STAGE-FACING ELEVATION (PRIMARY LOUSPEAKER VIEW)
SCALE: 3/16"=1'-0"



3 BATTIN HALL — STAGE-FACING ELEVATION (DELAY LOUSPEAKER VIEW)
SCALE: 3/16"=1'-0"

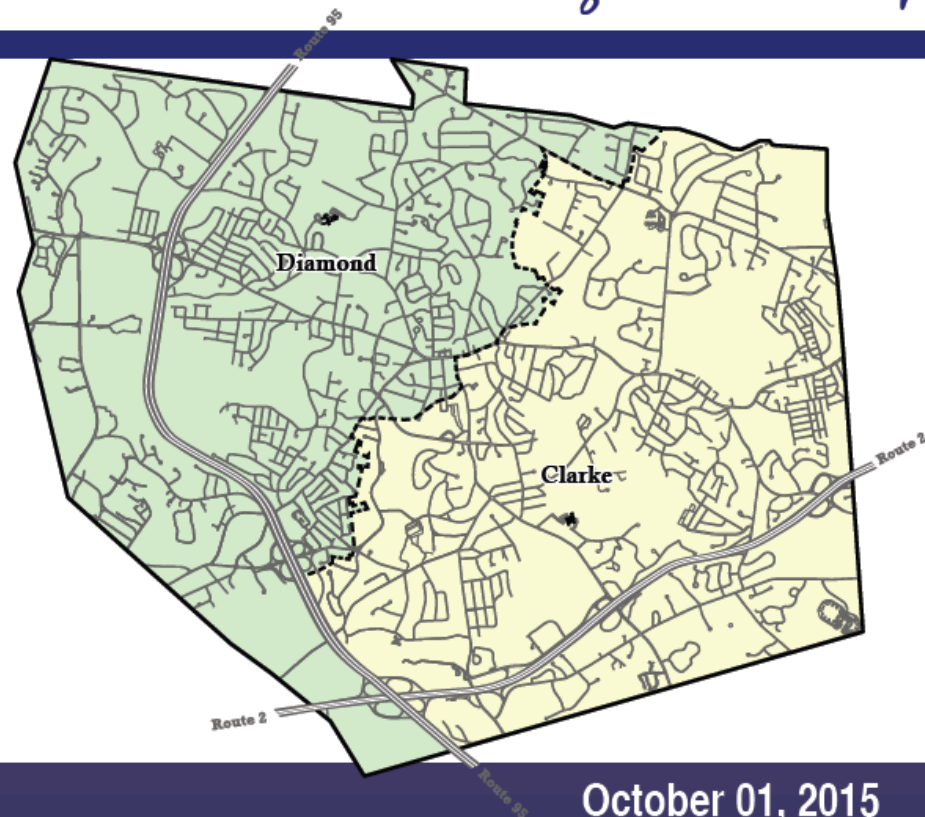
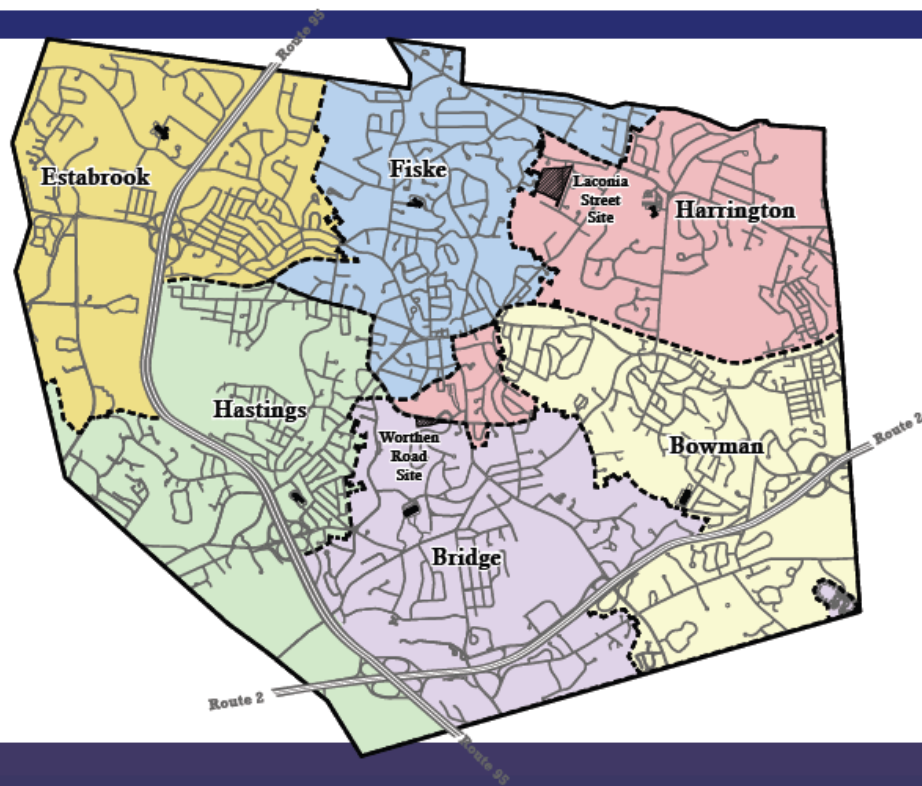


1 ESTABROOK HALL — LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



2 ESTABROOK HALL — STAGE-FACING ELEVATION
SCALE: 1/4"=1'-0"



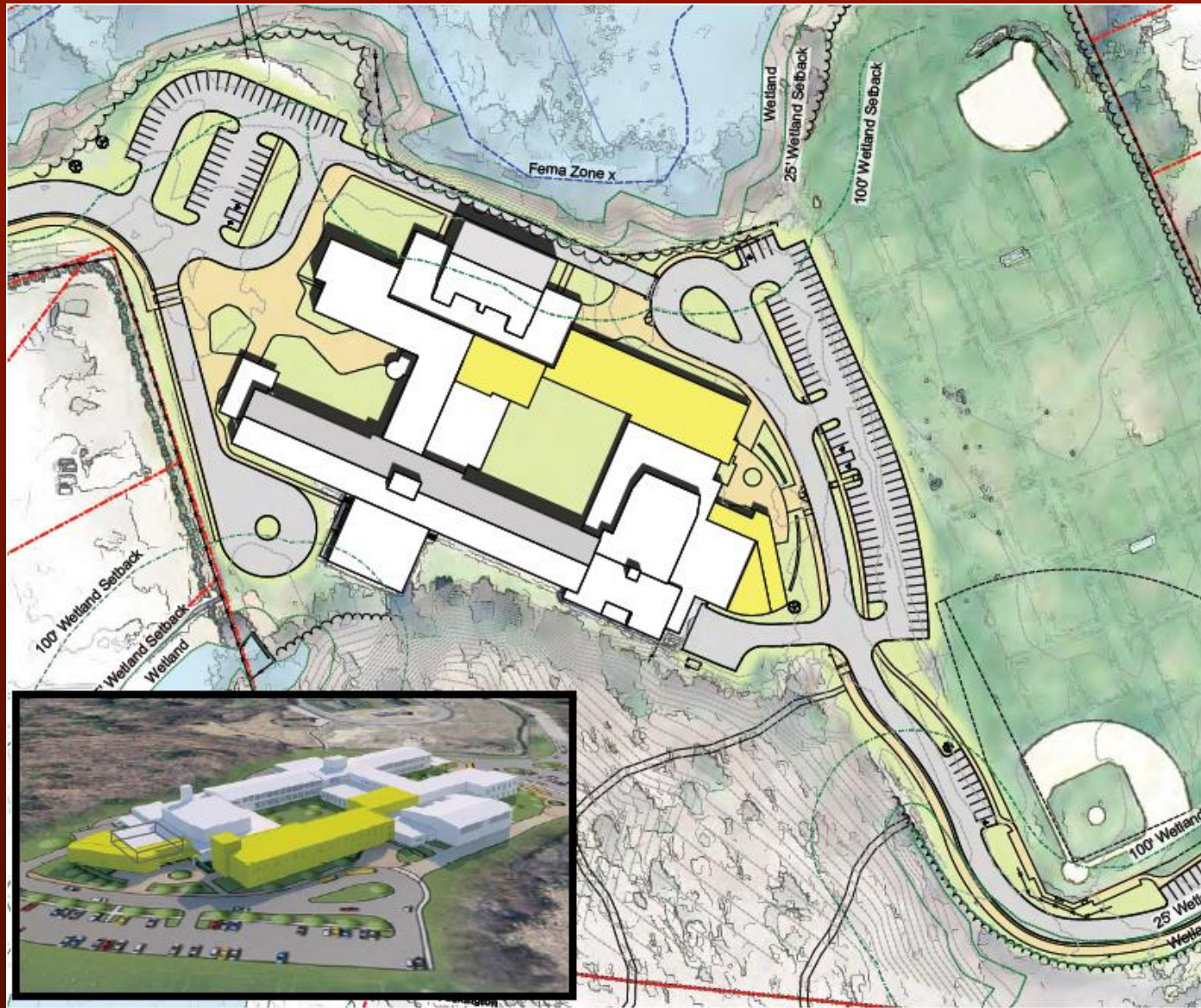


October 01, 2015

Permanent Building Committee Meeting

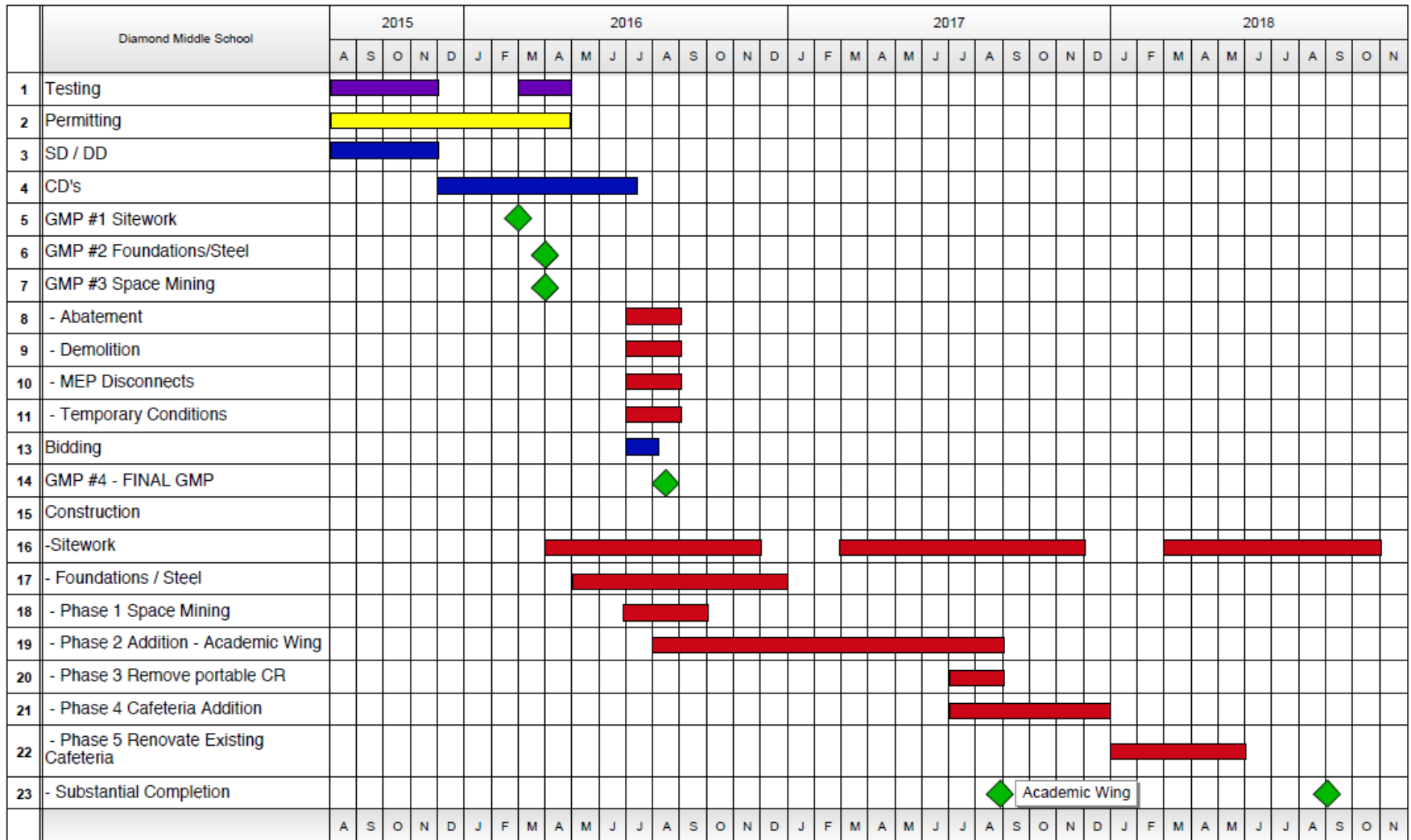
Multiple Schools Construction Project

Diamond Middle School Renovation/Addition Option



Diamond | Schedule

* The Board of Selectmen and School Committee have made no decision on which projects will be funded or the manner in which they will be funded.

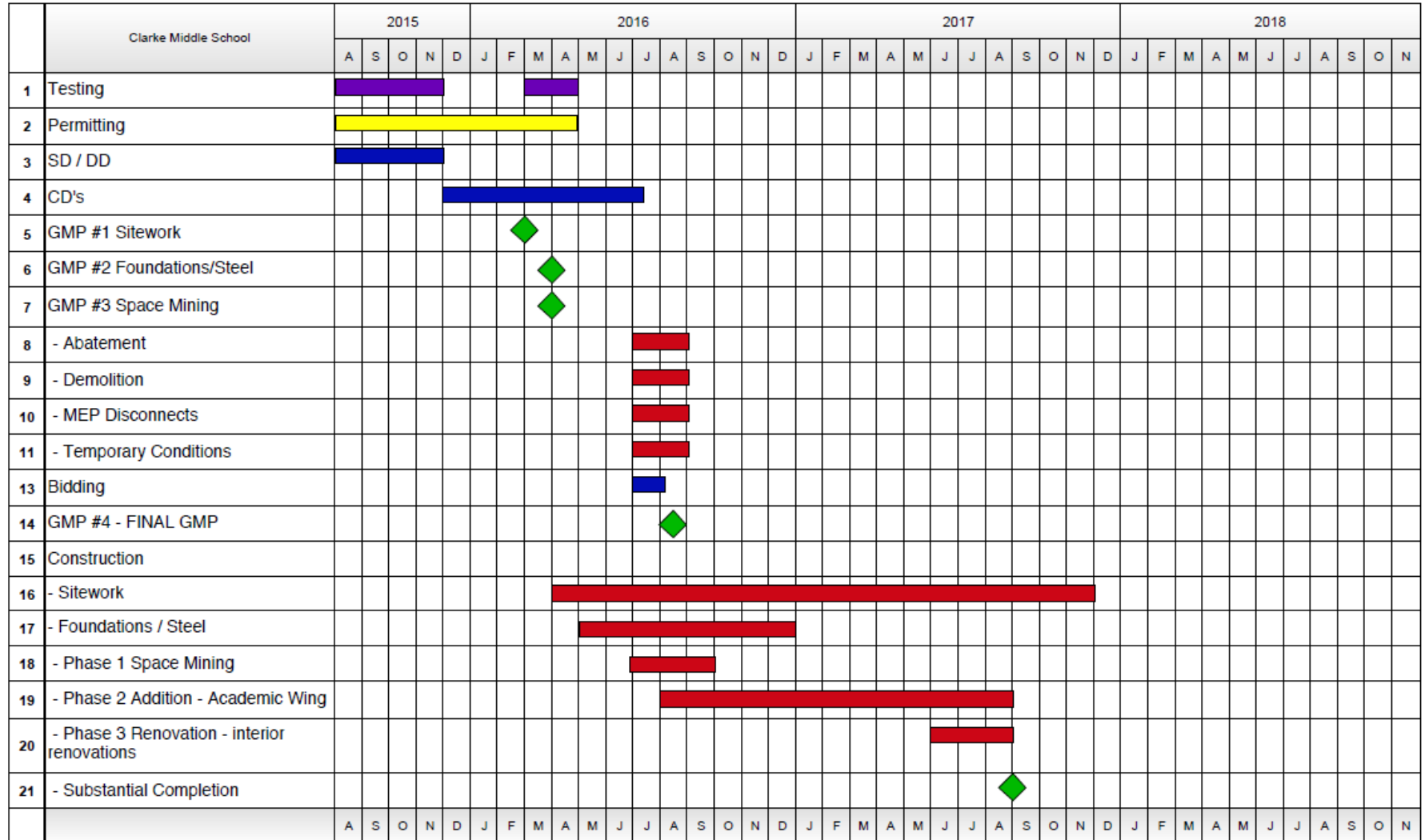


Clarke Middle School Renovation/Addition Option



Clarke | Schedule

* The Board of Selectmen and School Committee have made no decision on which projects will be funded or the manner in which they will be funded.



The Lexington DPW

Working

For You!

SAMUEL HADLEY PUBLIC SERVICES BUILDING

DEPARTMENT OF
PUBLIC WORKS



***"committed to serve
our community"***

Lexington DPW

Wor

Responsibility

Integrity

For You!

Accountability

- **To Enhance the Quality of Life in Lexington**
- **To Support, Maintain, and Improve the Infrastructure, Public Lands, and Programs**
- **To Provide Prompt, Courteous, Quality Service**

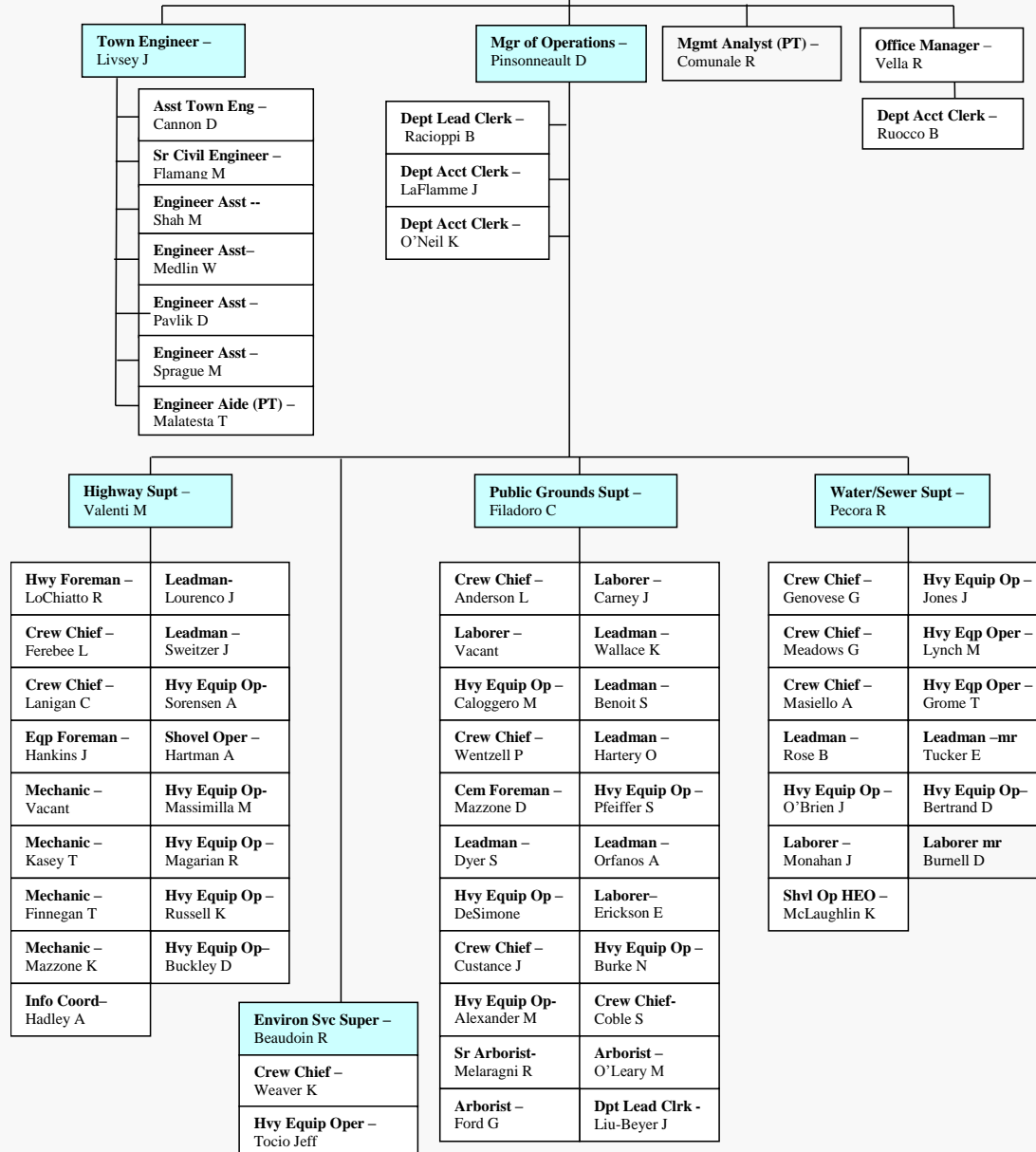
The Lexington DPW

Working

**What Does DPW Mean To
You?**

Department of Public Works FY2016

Public Works Director
Hadley W



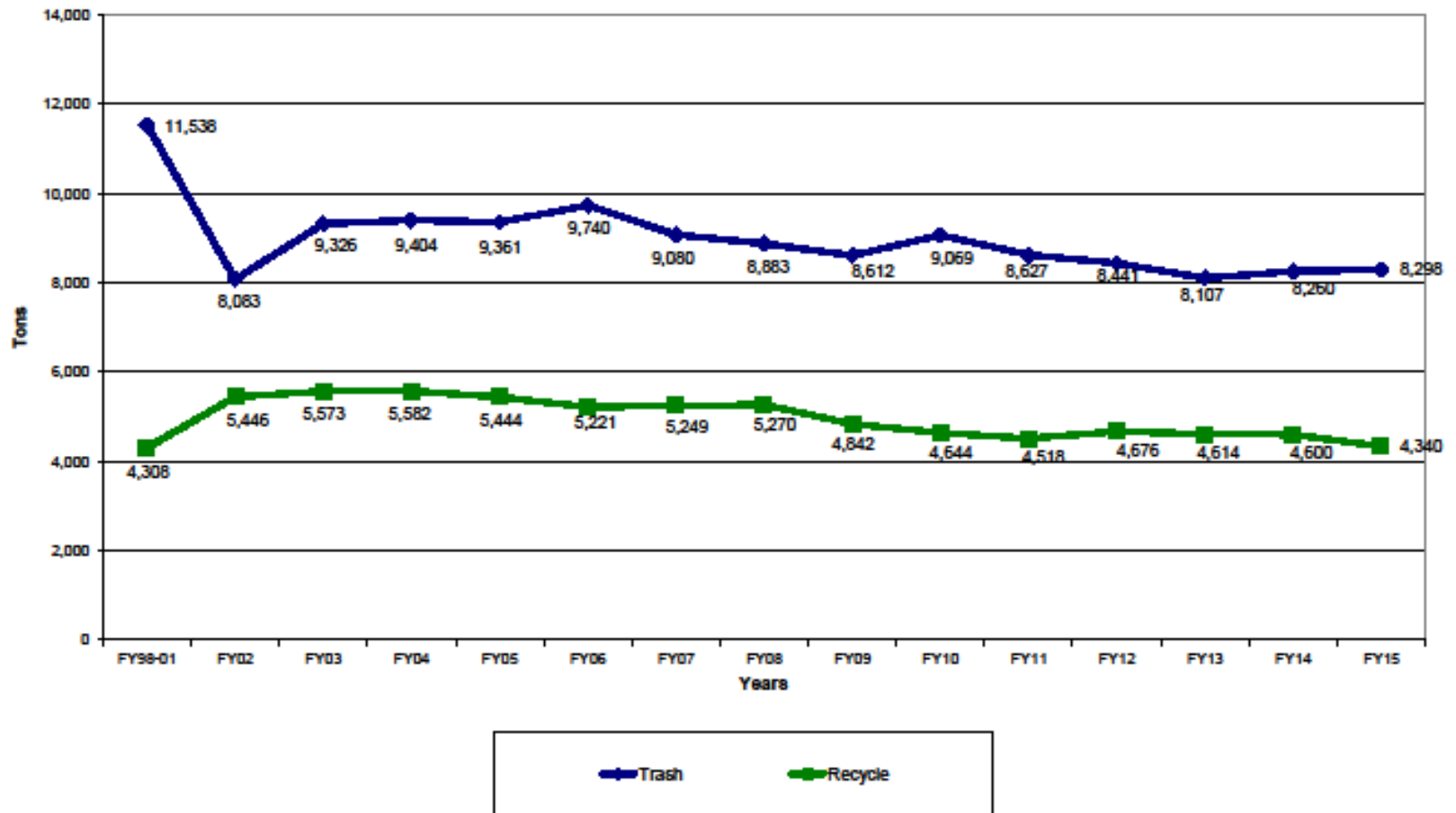
DPW's Environmental Services Division

Working

What Is The Role Of Environmental Services?

- **Reduce the generation of solid waste by promoting waste reduction, reuse, recycling and composting efforts throughout the community**

Lexington Trash & Recycling Tons FY98 - FY15





Hazardous Waste Collections & Homeland Security Storage

Recycling & Diversion Efforts



Existing Site Uses



DEPARTMENT OF COMMERCE
U.S. CUSTOMS AND BORDER PROTECTION
OFFICE OF TRADE AND TRADE DEVELOPMENT

Figure 1
Current Site Uses



Class	Course Category Description	Area of Study
A	Business and Management Studies	1
B	Physical Education	2
C	Health and Human Sciences	3
D	Mathematics and Computing	4
E	Science and Technology	5
F	Art, Design and Creative Arts	6
Other	Education and Training	7

Composting Yard Waste



Yard Waste into Windrows



Turner Demo (video)



Existing Site Uses



OF THE UNITED STATES OF AMERICA
 DEPARTMENT OF JUSTICE
 OFFICE OF THE ATTORNEY GENERAL

Figure 1
Current Site Uses



Class	Course Category Description	Area of Focus
A	Introduction to the field of study, including basic concepts and theories.	1
B	Practical applications of the field.	2
C	Intermediate level of study, including more complex concepts and theories.	3
D	Advanced level of study, including specialized topics and research.	4
E	Capstone project or thesis, demonstrating mastery of the field.	5
F	Advanced research or professional development.	6
Other	Electives and other courses.	7

Conceptual Solar PV Installation



DPW's Engineering Division

Working

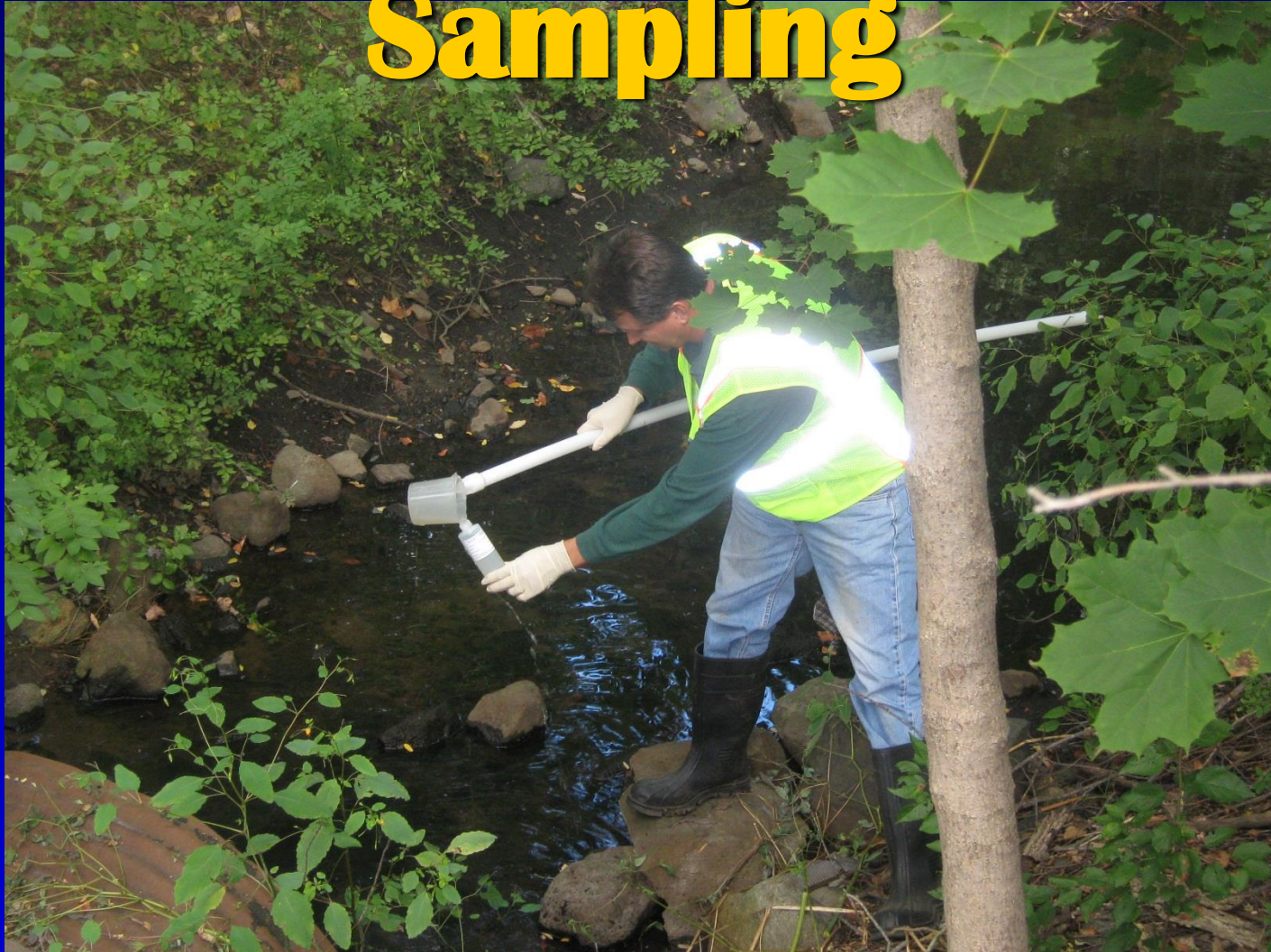
**What Does Our Engineering
Division Do?**

- **Design, Manage and Supervise Infrastructure Improvement Projects**

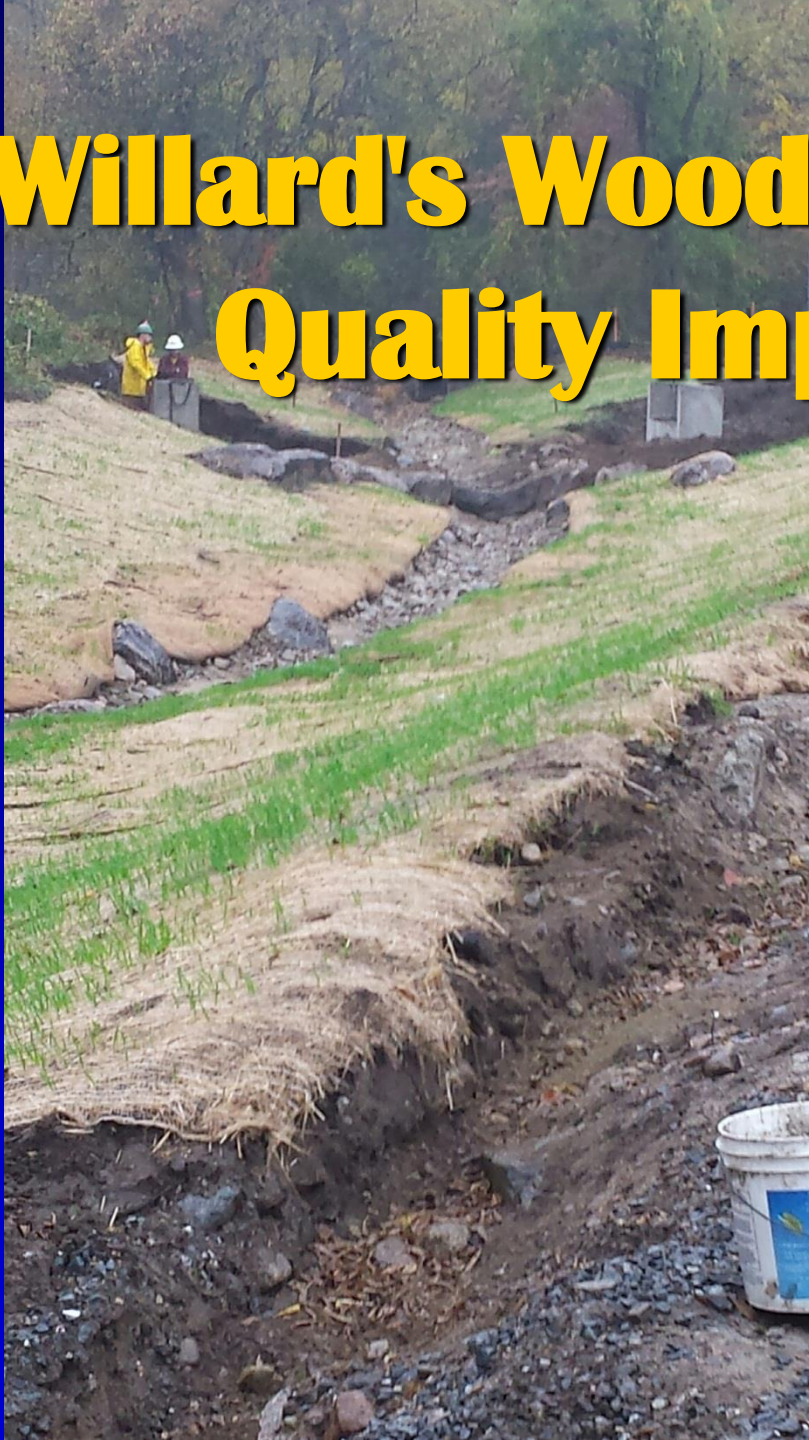
Culvert Replacements



Stormwater - Water Quality Sampling



Willard's Woods – Stormwater Quality Improvements



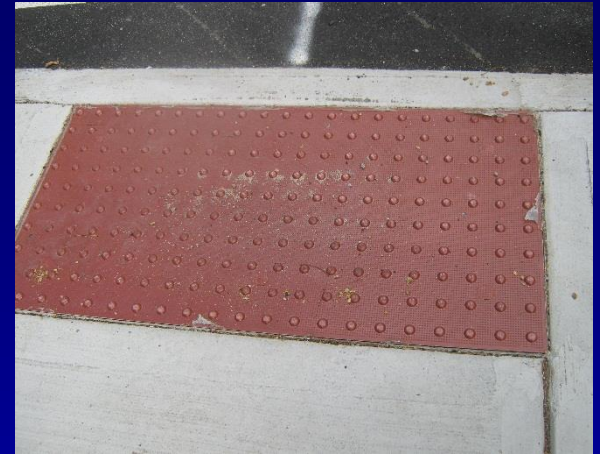


Dam Improvements



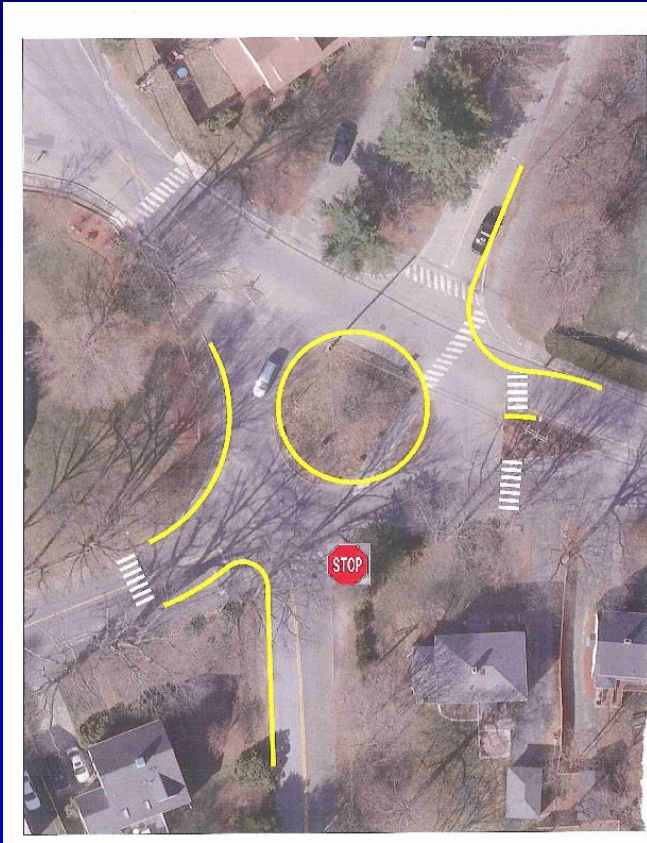
Old Mass Ave Resurfacing





Estabrook School Safety Improvements

Hancock Street Roundabout



Traffic Signalization Improvements





Pump Station Improvements



DPW's Streetlight Staff

Working

**What Does The Streetlight
Program Do For Your
Safety?**

- **Illuminates the Roads
& Sidewalks for Safe
Travel for Pedestrians
& Drivers**

Change Bulbs in Street and Traffic Lights



DPW's Highway & Drain Division

Working

How Does The Highway Division Impact Public Safety?

- **We Maintain Street Signs, Improve Roadways and Storm Water Systems**
- **Snow Removal Operations**

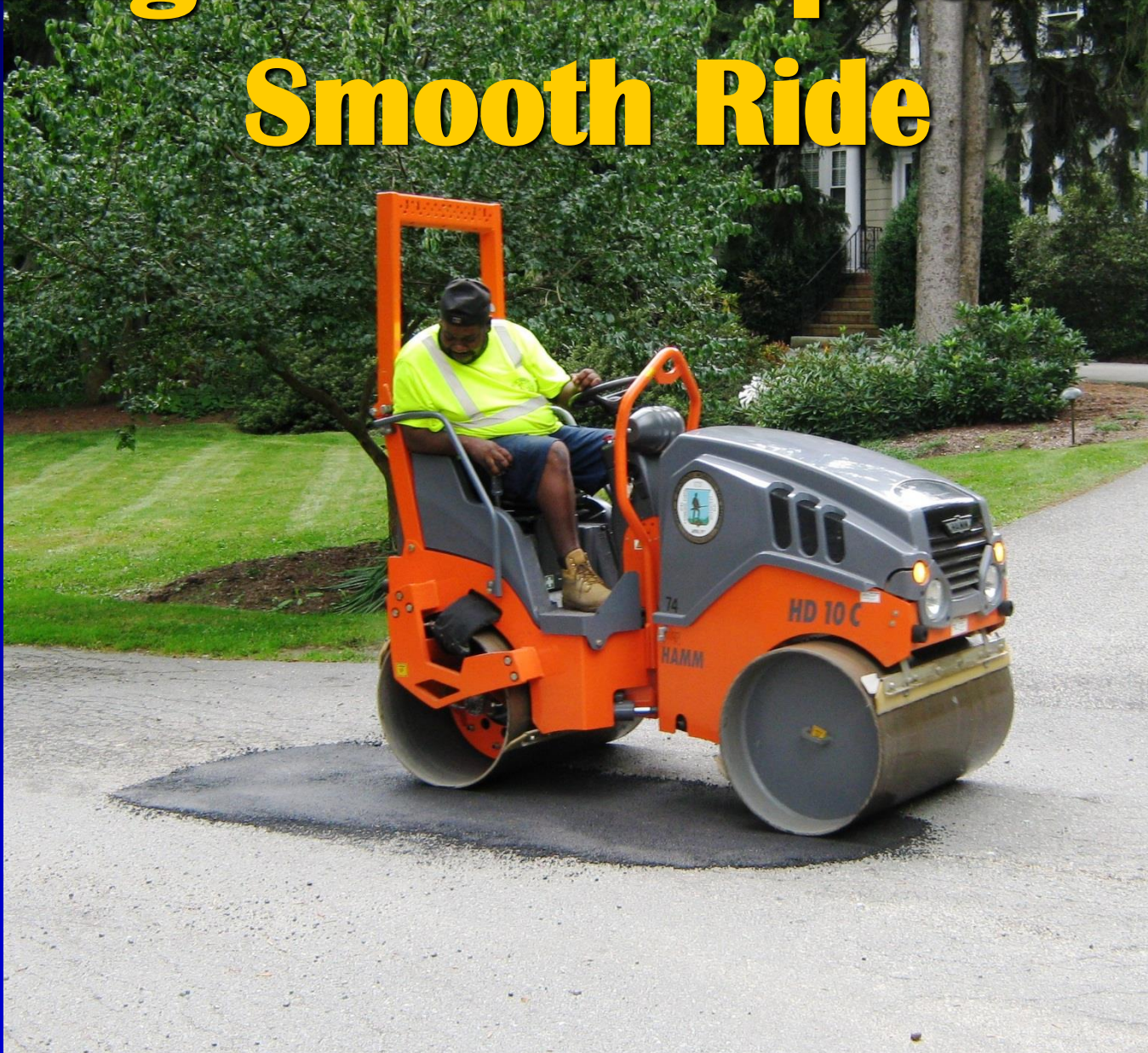


Maintenance of Street Signs



Routine Roadway Repairs

Rolling Out the Asphalt for a Smooth Ride





Excavating & Grading

The Highway Division Repairs and Maintains Catch Basins and Drainage Infrastructure





Snow Removal



Snow Removal



Snow Removal



Snow Removal



Snow Removal & Clean Up

DPW's Road Machinery Division

Working

**Does DPW Service Their Own
Vehicles and Equipment?**

- **We Maintain Vehicles
and Equipment to
Assure Operation
Readiness and
Reliability**

**DPW
Mechanics
Maintain
160 Pieces
of
Equipment**



DPW's Public Grounds Division

Working

What Is The Role Of The Public Grounds Division?

- **To Maintain and Improve Open Spaces and Recreational Areas**

The Park Division Maintains



**630 Acres of
Town Owned
Land**

Getting Ready for the Summer Heat



Pool Opening



Athletic Field Renovation

Maintaining Lincoln Field



Field Maintenance and Lining



Patriot's Day Preparation



A photograph showing a long, straight row of young trees planted in a field. The trees are evenly spaced and have green foliage. A path or road leads into the distance between the rows of trees. The ground is covered with brown leaves.

**Forestry Division
Maintains over 10,000
Street Trees**



Lexington's Tree Replanting Program



**Opening the Road's Sight Lines
by Removing Heavy Brush**



**DPW Staff Remove Dead, Diseased
and/or Hazardous Trees**

DPW's Cemetery Division

Working

For You

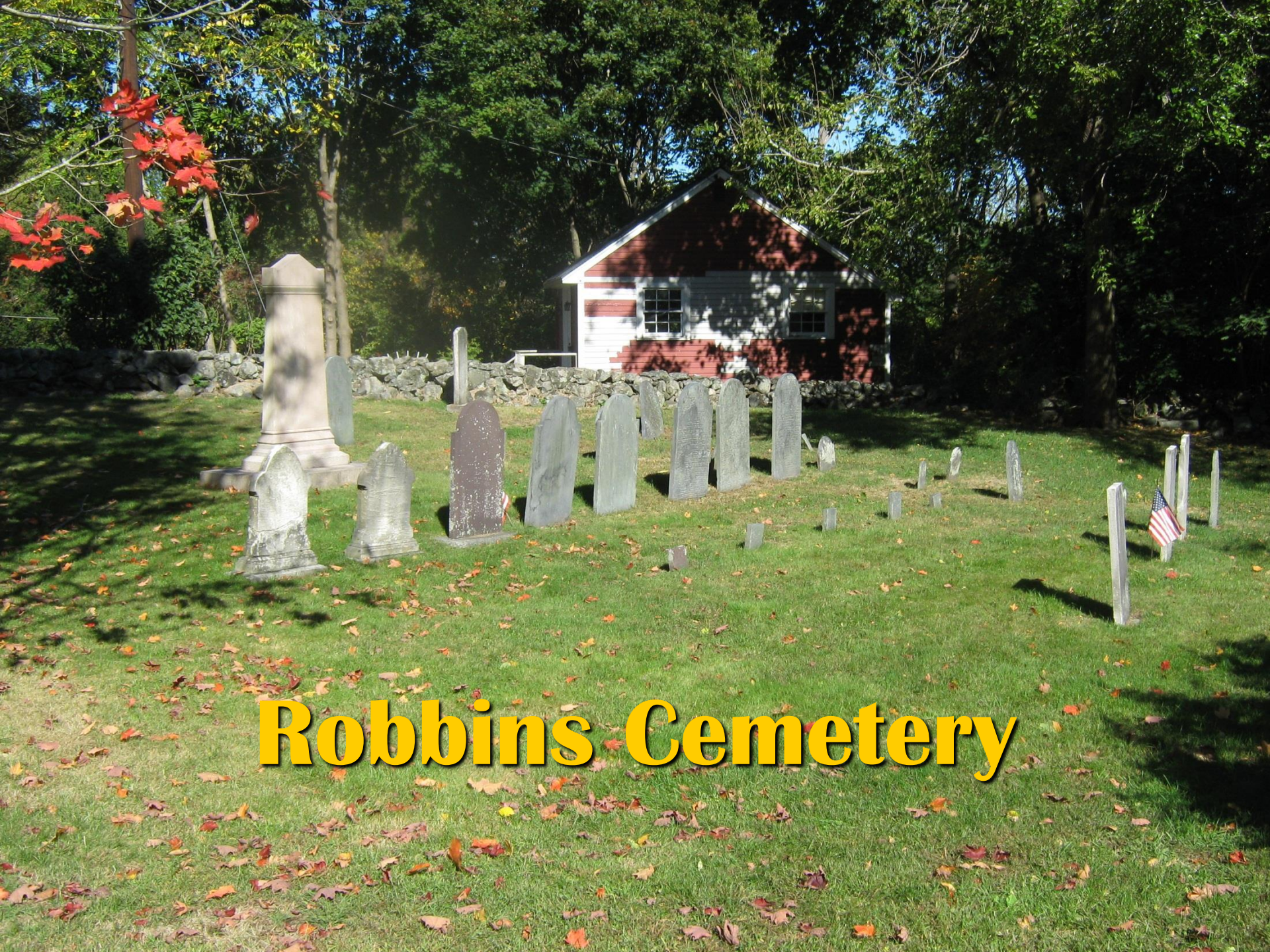
- **We Provide
Compassionate,
Courteous, and
Professional Service to
Bereaved Families**

Staff Maintains 4 Cemeteries which total 30 Acres of Ground:

- **Ye Olde Burying Ground**
- **Robbins Cemetery**
- **Munroe Cemetery**
- **Westview Cemetery**

Ye Olde Burying Ground





Robbins Cemetery



Munroe Cemetery



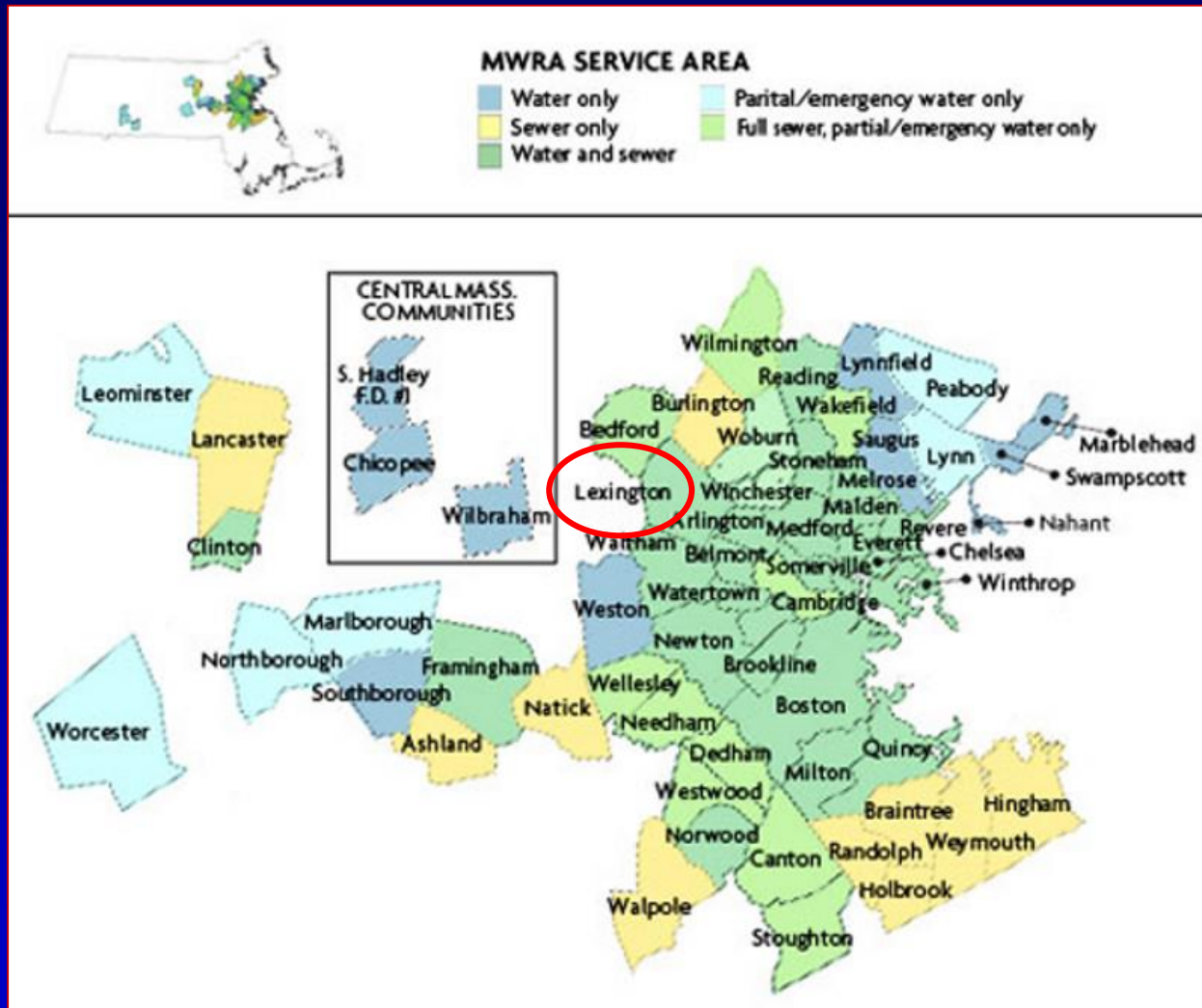
Westview Cemetery

DPW's Water & Sewer Division

Working

Do You Know What The Water & Sewer Division Does?

- **Lexington's Award
Winning Water & Sewer
Division Provides
Quality Drinking Water
and Ensures the Proper
and Safe Discharge of
Wastewater**



MWRA Service Area
61 Communities

MWRA Water System



Keeping the Water Safe



**Water is Tested
Weekly at Nine
Sample Locations
Per Week**



Massachusetts Water Resources Authority

ect: TCR-LE

Department of Laboratory Services
Drinking Water Analyses - Chain of Custody and Results



20140910-00015

9 Sample
Locations

Collection Date: 10/22/2014			Lexington Water Dept. (MWRA)				Trip: 20140910-00015		COLIFORM, Total Coliform P/A (or MPN) /100 mL	Chlorine Residual (mg/L)	Temperature (Deg C)
Sample Number	Type	Code	Source	Name	Time	Bottle Number	Comments	E. coli			
3271273	RS	01	WESTVIEW CEMETERY-520								
3271274	RS	03	CENTER FIRE STATION-45 BEDFORD								
3271275	RS	04	MINUTEMAN VOCATIONAL SCHOOL-								
3271276	RS	05	TOWN HALL-1625 MASSACHUS								
3271277	RS	06	CLARK MIDDLE SCHOOL-17								
3271278	RS	08	EAST LEXINGTON FIRE								
3271279	RS	12	DIAMOND SCHOOL-99 HANCOCK								
3271280	RS	13	HARRINGTON SCHOOL-LOWELL								
3271281	RS	14	2 PEACOCK FARM ROAD								

NOTE: QC SAMPLES FOR LAB USE ONLY

Processed By/Date:		Time Processed:		Time Incubated:	
Read By/Date:		Time Read:		Town Notified: Whom Contacted and Time:	
Relinquished By:		Date & Time:		Received By:	
Relinquished By:		Date & Time:		Received By:	

**All 158 Miles of
Water Main in
Town have a
Comprehensive
Leak Detection
Survey Each Year**



Prior Years Leak Detection Eliminated 128,160 Gallons Per Day of Lost Water



**The Water
Division
Repairs Water
Mains and
Residential
Water Service
Leaks**



Dig Safe Mark-out for Repair





Exercising Hydrant and Gate Valve

Hydrant Repair



**In 2014 the Water Division
Replaced approx. 100 Fire
Hydrants in Town**






No Matter What The Weather

**The Water Division Is
Working For You**



**The Water Towers
Provide 3.1 Million Gallons of Water
(before exterior cleaning)**

A photograph of a worker in a blue hoodie and green gloves working on a large industrial pump at a sewer pumping station. The worker is positioned on the left side of the frame, facing the pump. The pump is a large, white, cylindrical unit with various pipes and valves. A white bucket is on the floor next to the pump. The background shows more industrial equipment and a control panel with various buttons and switches.

**Working on
the Sewer
Pumps at the
Main Pumping
Station**

Lexington DPW

Wor

Responsibility

Integrity

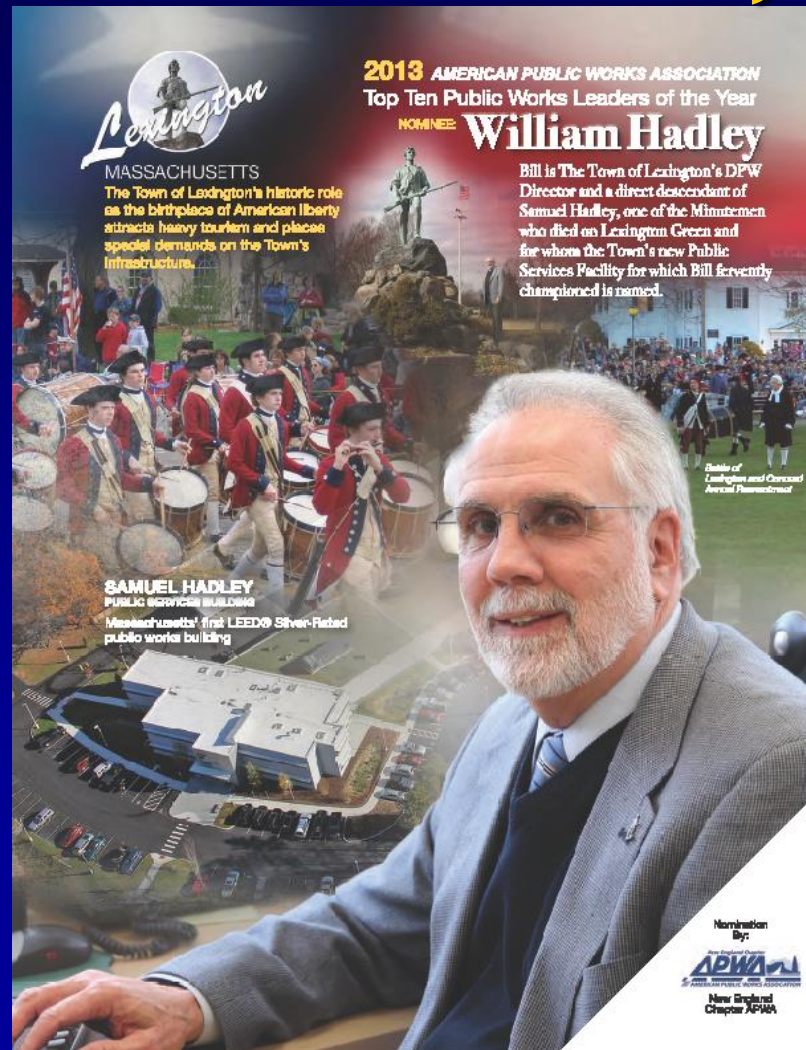
For You!

Accountability

Award Winning Lexington Public Works

- **APWA Top Ten Public Works Leader of the Year, 2013**
- **Professional Manager of the Year – Facilities and Ground, 2014**
- **APWA Accreditation Award, 2014**
- **Roads Scholar – Baystate Roads Program, 2014**
- **Best Stormwater Idea in New England Stormy Water Award, 2014**
- **U.S. Green Building Council Leed Silver, 2010**
- **America Council of Engineering Companies of Massachusetts (ACEC) Gold Award, 2010**
- **APWA Project of the Year Award Structures, 2010**

APWA Top Ten Public Works Leader of the Year, 2013



Lexington
MASSACHUSETTS
The Town of Lexington's historic role as the birthplace of American liberty attracts heavy tourism and places special demands on the Town's infrastructure.

2013 AMERICAN PUBLIC WORKS ASSOCIATION
Top Ten Public Works Leaders of the Year
NOMINEE: **William Hadley**
Bill is The Town of Lexington's DPW Director and a direct descendant of Samuel Hadley, one of the Minutemen who died on Lexington Green and for whom the Town's new Public Services Facility for which Bill fervently championed is named.

SAMUEL HADLEY
PUBLIC SERVICES BUILDING
Massachusetts' first LEED® Silver-Plated public works building

*Statue of Lexington and Concord
April 19th 1775*

*Outside of Lexington and Concord
April 19th 1775*

Nomination By:
APWA
NEW ENGLAND CHAPTER APWA

APWA Top Ten Public Works Leader of the Year, 2013

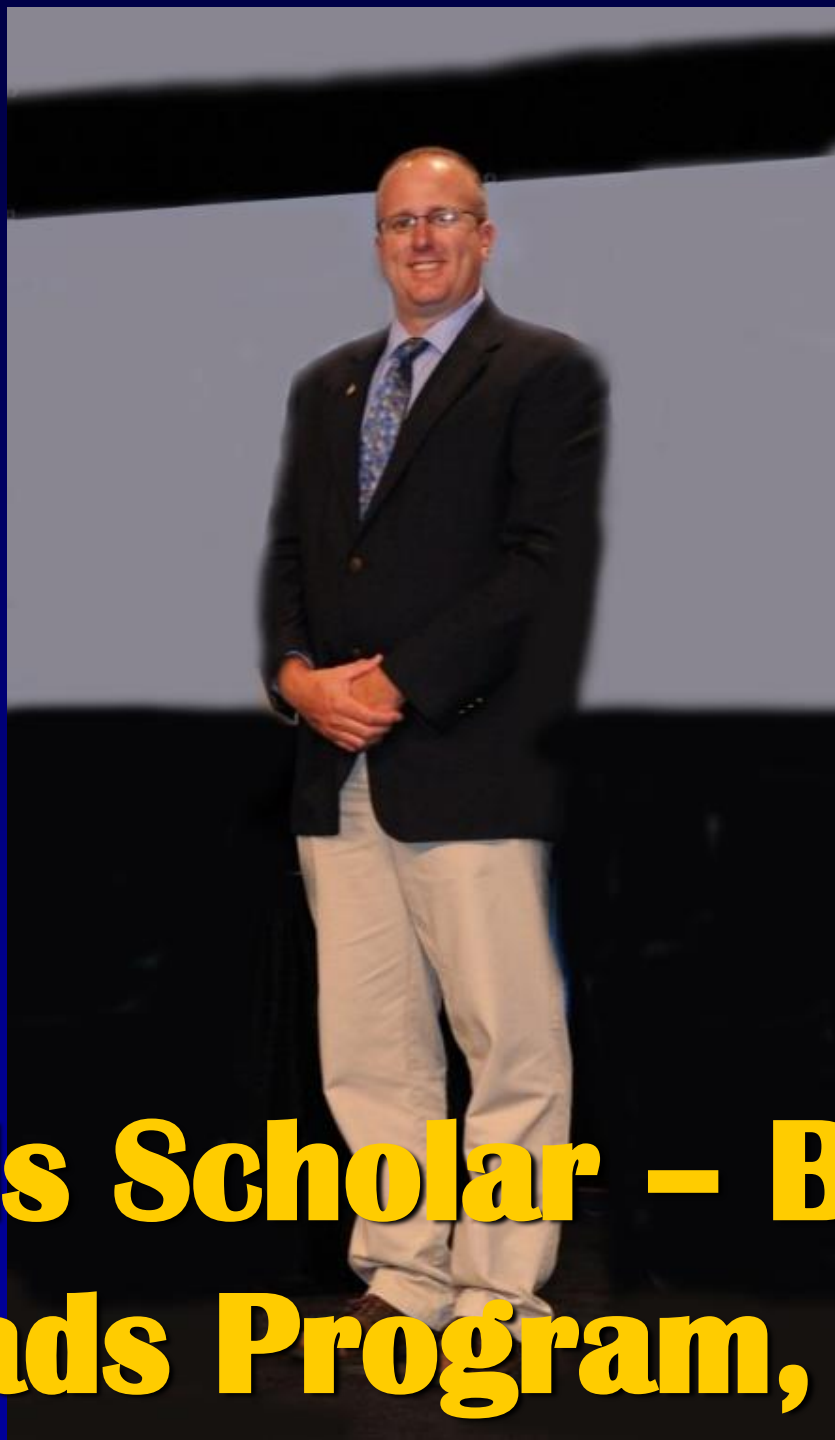


Professional Manager of the Year Facilities and Ground, 2014



APWA Accreditation Award, 2014





**Roads Scholar – Baystate
Roads Program, 2014**

Best Stormwater Idea in New England Stormy Water Award, 2014



SAMUEL HADLEY PUBLIC SERVICES BUILDING

DEPARTMENT OF
PUBLIC WORKS



***"committed to serve
our community"***



Questions

